



THE CITY OF SAN DIEGO

City of San Diego
Planning & Development Review
Building Development Review
1222 First Avenue • MS-401
San Diego, CA 92101
(619) 446-5400

Building Newsletter 3-5

Garage/Residential Overhang Separations

Interpretations of State and Local Building Codes
1998 California Building Code: Chapter 3
Revision Date: July 1999

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I. Required Separations Between Garages and Cantilevered Group R, Division 1 or 3 Occupancies

When any portion of a Group R, Division 1 or 3 Occupancy has an upper story cantilevered over an area where motor vehicles can be parked, that area will be considered a garage area and must be separated from the rest of the building as follows:

- A. The separation between the garage and a Group R, Division 1 Occupancy shall be a one-hour occupancy separation. All structural supports for the occupancy separation shall be of one-hour fire-resistive construction.

- B. The separation between the garage and a Group R, Division 3 Occupancy may be limited to the installation of materials approved for one-hour construction on the garage side of the occupancy separation. All structural supports for this one-hour material shall be of one-hour fire-resistive construction.

II. Exemptions

Garage areas which are underneath a cantilever of five (5) feet or less are exempt from the above requirement.